

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

7

DECISION

TOPIC

Land Acquisition Project Approvals

1. East Lake Okoboji, Dickinson County – Land Exchange – Mau Family Limited Partnership

The Natural Resource Commission is requested to approve an exchange of real estate with Mau Family Limited Partnership. Both tracts are located at East Lake Okoboji in Dickinson County. The State of Iowa land is 6423 square feet. The replacement tract from Mau is 667 square feet.

Steve Schmidt, Licensed Appraiser of Spirit Lake, Iowa, submitted the appraisals. Rick Hansen negotiated the exchange agreement. The appraised value of the State of Iowa land is \$45,000. The appraised value of the replacement land is \$5,000. Mau Family Limited Partnership will pay Iowa DNR a sum of \$40,000.

The State of Iowa tract is a narrow north/south strip reflecting 46 feet of lake frontage as well as asphalt paving extending north and parallel to Mau Marine's existing commercial building. A majority of the tract is utilized for parking related to the Mau Marine business and covered by a Chapter 18 lease.

The replacement tract is also a narrow north/south strip reflecting 7.4 feet of lake frontage positioned adjacent to a bike trail at the end of a former railroad trestle. This land exchange will reduce the area under lease from 8198 square feet to 1775 square feet while providing the Department more area for the existing bike trail.

Mau Family Partnership will pay for the two land surveys required for the land exchange, as well as provide for abstracting, filing fees and real estate transfer tax.

Staff recommends approval of the land exchange.

2. Stone State Park— Woodbury County Iowa Natural Heritage Foundation

The Natural Resource Commission is requested to approve the acquisition of a tract of land located within the city limits of Sioux City adjacent to the south side of Stone State Park. The tract was the subject of a REAP-Public/Private Grant approved by the NRC at their September 2008 meeting. The 24-acre parcel is offered by the Iowa Natural Heritage Foundation for the REAP award of \$48,750.00 (75% of the appraised value). Sellers paid the appraised price of \$65,000.00 for the land.

Licensed appraiser, Robert A. Rosno of Associated Appraisers of Siouxland, Inc., Sioux City, Iowa, appraised both tracts. The purchase agreement was negotiated by Jerry Gibson.

The 24-acre tract is adjacent to the southern boundary of Stone State Park, and is accessed via Wilson Street (gravel). The land has been divided into 3 categories: Areas A, B, & C. The State Archaeologist has declared "A" (3.3 acres) to be a prehistoric Indian Cemetery, and cannot be disturbed. The cemetery was discovered when previous owners were excavating a borrow pit. Area "B" (4.9 acres) is listed as permissible excavation and can be developed. Area "C" (15.8 acres) is listed as "Requiring Archaeological Survey", and any development of this area requires a development plan to be submitted to the State Archaeologist.

Acquisition funding will be REAP Public/Private cost share. The capital link for this project is #152. Incidental closing costs will be the responsibility of the Department. Real estate acquired by the DNR with REAP funding is eligible to remain on county property tax rolls.

Staff recommends approval of the land acquisition.

Travis Baker, Office of Realty Supervisor
Management Services Division
January 8, 2009

Attachment